



Lenoir Planning Board

Agenda • February 09, 2026

Meeting Information

Location

City/County Meeting Room
905 West Avenue
Lenoir, NC 28645

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Kyle Case, Vice-Chair

Curtis Baker

Sharon Bryant, ETJ

Michael Careccia

Tammy Greene

Dontrell Parson

Joseph Petrack

Edward Terry

Welcome!

We are glad you have joined us for tonight's meeting. The Lenoir Planning Board is an advisory board to City Council comprised of citizen members who devote their time and talents to a variety of zoning and land development issues in the community. All Planning Board recommendations are subject to final action by City Council.

General Rules of Order

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. ROBERT'S RULES OF ORDER govern the conduct of the meeting.

OPENING SESSION

- Determination of a Quorum
- Call to Order
- Consideration of November 10, 2025 minutes

NEW BUSINESS

- 1. Planning Board Workshop: Updates to Code Enforcement (minimum housing and non-residential building code)**
- 2. Primer on Conditional Zoning: two upcoming cases**

OTHER BUSINESS

- 1. Update on zoning permits issued.**

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
November 10, 2025
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Kyle Case, Tammy Greene, Lucy McCarl, Dontrell Parson, Joseph Petrack, Edward Terry

MEMBERS ABSENT: Michael Careccia

STAFF PRESENT: Matt Duchan, Kim Staines

Chairperson McCarl called the meeting to order and determined a quorum was present.

MINUTES:
Board Member Case made a motion to approve the meeting minutes of October 13, 2025, seconded by Board Member Parson. All were in favor, none opposed.

NEW BUSINESS:

1. Planning Board Workshop

Matt Duchan gave a PowerPoint presentation on Understanding Zoning Ordinance Amendments and Consistency Statements. He discussed key steps in the review and approval process for Zoning Ordinance Amendments and Consistency Statements.

Matt Duchan answered the board's questions. During discussion, Board Member Bryant asked if there was a location that these variances and other land use approvals could be displayed publicly other than in board minutes. She inquired if there could be a location that this may be added, such as the GIS website or tax card so that the public would easily see any updates to properties. All board members expressed interest in this being reviewed by the Planning Department.

OTHER BUSINESS

1. Staff provided an updated list of issued zoning permits to the board, as general information.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:25 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

Permit Report

11/01/2025 - 01/28/2026

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
- Group Count: 1						
2026015	1/27/2026		Kathy R. Hayworth Sign Systems, Inc.		Install acrylic letters and logo to wall - non-illuminated	1051 HARPER AV
Accessory Group Count: 6						
2026001	1/5/2026	Accessory	Caroline King	1/5/2026	Pole Shed 20 X 30	2633 FAIRWOOD DR SE
2026004	1/5/2026	Accessory	Don Carlton	1/5/2026	30 x 30 Accessory Building	508 WOODHAVEN ST
2025329	12/5/2025	Accessory	Robert Mitchell	12/5/2025	Accessory Structure	1147 STEPHENSON RD
2025290	11/4/2025	Accessory	Walter Ortiz	11/4/2025	Accessory Structure	1160 HARRISBURG RD
2025292	11/4/2025	Accessory	Precision Contracting Co.	11/4/2025	8x10 accessory storage	111 FAIRVIEW DR
2025310	11/21/2025	Accessory	Jose Jonson Granados	11/21/2025	10x16 storage building for small personal office	289 PENNTON AV
Change of Use Group Count: 1						

2026003	1/5/2026	Change of Use	John Ballew	1/5/2026	Change of use to residential	434 VIRGINIA ST
Driveway Group Count: 13						
2026007	1/9/2026	Driveway	Eric Souare	1/9/2026	Driveway	HUNTINGTON SECT 1 PH 3 LT 79
2026012	1/23/2026	Driveway	Carolina Elite Builders	1/23/2026	Driveway	1520 HOLLY CT
2025332	12/8/2025	Driveway	Eric Souare	12/8/2025	Driveway	405 HUNTINGTON WOODS ST
2025333	12/8/2025	Driveway	Eric Souare	12/8/2025	Driveway	403 HUNTINGTON WOODS ST
2025291	11/4/2025	Driveway	Walter Ortiz	11/4/2025	Driveway	1160 HARRISBURG RD
2025297	11/7/2025	Driveway	Lliuta Luca	11/7/2025	Driveway	1708 SONGBIRD CT
2025315	11/25/2025	Driveway	East Coast Builders Inc	11/25/2025	Driveway	732 CHATSWORTH CR
2025316	11/25/2025	Driveway	East Coast Builders Inc	11/25/2025	Driveway	730 CHATSWORTH CR
2025308	11/19/2025	Driveway	Luis Rodriguez	11/19/2025	Driveway	1827 CHROSARO PL
2025320	11/26/2025	Driveway	Joseph Griffin	11/26/2025	Driveway	309 GEORGETOWN RD
2025322	11/26/2025	Driveway	Joseph Griffin	11/26/2025	Driveway	315 GEORGETOWN RD
2025324	11/26/2025	Driveway	Joseph Griffin	11/26/2025	Driveway	305 GEORGETOWN

						RD
2025326	11/26/2025	Driveway	Joseph Griffin	11/26/2025	Driveway	0
Floodplain Development Group Count: 1						
2025311	11/21/2025	Floodplain Development	Jose Jonson Granados	11/21/2025	10x16 storage building for small personal office	289 PENNTON AV
Manufactured Home Group Count: 1						
2025336	12/10/2025	Manufactured Home	Mario Barrera	12/11/2025	Replacement of mobile home	607 JASON PL
Non-residential Group Count: 2						
2025328	12/4/2025	Non-residential	Ben Griffin	12/4/2025	Double wide modular placement for business use	515 REALTY ST
2025304	11/17/2025	Non-residential	David F Ramsey	11/18/2025	Office Space for Appalachian State University	1437 BLOWING ROCK BV
Permanent Sign Group Count: 5						
2025293	11/6/2025	Permanent Sign	Sawyer Strong	11/12/2025	Fabricate and install new illuminated channel letters over the heart center entrance on building.	321 MULBERRY ST
2025338	12/15/2025	Permanent Sign	Chris Crotts		New Business Signs	121 PENNTON AV
2025344	12/22/2025	Permanent Sign	Frye's Sign Company	12/23/2025	Install 32 sq ft flat metal sign face flush onto building facing Virginia St.	1305 VIRGINIA ST
2026008	1/12/2026	Permanent Sign	Kathy R. Hayworth Sign		Install 1 direction sign and 1 wall sign	1437 BLOWING ROCK BV

			Systems, Inc.			
2026005	1/6/2026	Permanent Sign	Penny Whisnant	1/7/2026	Sign for new business	1305 WILKESBORO BV
Residential Addition Group Count: 3						
2025343	12/19/2025	Residential Addition	Austin Hill	1/6/2026	16x24 slab on grade addition to existing home. Tearing down old 6ft x 8ft laundry addition so the new addition will only be coming back 10 more feet than existing laundry room.	531 BEALL ST
2025295	11/6/2025	Residential Addition	Glenn Miller	11/12/2025	renovations to existing single family residence	109 COUNTRYSIDE DR
2025327	12/3/2025	Residential Addition	Timothy Marquis		Addition of covered entryway at front door	505 NORWOOD ST
Single Family Home Group Count: 23						
2025325	11/26/2025	Single Family Home	Joseph Griffin	11/26/2025	Single Family Home	0
2025323	11/26/2025	Single Family Home	Joseph Griffin	11/26/2025	Single Family Home	305 GEORGETOWN RD
2025321	11/26/2025	Single Family Home	Joseph Griffin	11/26/2025	Single Family Home	315 GEORGETOWN RD
2025319	11/26/2025	Single Family Home	Joseph Griffin	11/26/2025	Single Family Home	309 GEORGETOWN RD
2025313	11/25/2025	Single Family Home	East Coast Builders Inc	11/25/2025	Single Family Home	732 CHATSWORTH

						CR
2025314	11/25/2025	Single Family Home	East Coast Builders Inc	11/25/2025	Single Family Home	730 CHATSWORTH CR
2025296	11/7/2025	Single Family Home	Iliuta Luca	11/7/2025	Residential single family home	1708 SONGBIRD CT
2025289	11/4/2025	Single Family Home	Walter Ortiz	11/4/2025	Single family home	1160 HARRISBURG RD
2025307	11/19/2025	Single Family Home	Luis Rodriguez	11/19/2025	Single Family Home	1827 CHROSARO PL
2026006	1/7/2026	Single Family Home	eric souare	1/9/2026	new construction	HUNTINGTON SECT 1 PH 3 LT 79
2026010	1/21/2026	Single Family Home	Thomas J Keim	1/21/2026	Barndominium	403 GEORGETOWN RD
2026011	1/22/2026	Single Family Home	Carolina Elite Builders	1/23/2026	new single family home construction	1520 HOLLY CT
2026016	1/27/2026	Single Family Home	Rodolfo Diaz Guarnizo	1/28/2026	Construction of a new single-family residence on a vacant residential lot, including the building footprint as shown on the submitted site plan. The project complies with all applicable zoning setbacks and residential district requirements.	1208 HILLSBORO CT
2025345	12/22/2025	Single Family Home	ARI Investments, LLC	12/23/2025	1,196 sq ft single family home	209 SUNSET ST
2025346	12/22/2025	Single Family Home	ARI Investments,	12/23/2025	1,196 sq ft Single Family Home	213 SUNSET ST

			LLC			
2025347	12/22/2025	Single Family Home	MWS Investments, LLC	12/23/2025	1,196 Single Family Home	0
2025348	12/22/2025	Single Family Home	MWS Investments, LLC	12/23/2025	1,196 Single Family Home	0
2025339	12/19/2025	Single Family Home	Steni Inc	12/31/2025	Single family residential <2000 sq ft	908 HARRISBURG RD
2025340	12/19/2025	Single Family Home	Steni Inc	12/31/2025	Single family <2000 sq ft	0
2025341	12/19/2025	Single Family Home	Steni Inc	12/31/2025	Single Family <2000 sq ft	0
2025342	12/19/2025	Single Family Home	Steni Inc	12/31/2025	Single Family <2000 sq ft	0
2025330	12/7/2025	Single Family Home	eric souare	12/8/2025	new residential dweling	403 HUNTINGTON WOODS ST
2025331	12/7/2025	Single Family Home	eric h souare	12/8/2025	new residential construction	405 HUNTINGTON WOODS ST
Temporary Advertising Group Count: 6						
2025335	12/9/2025	Temporary Advertising	Wayne Hollar, DDS	12/6/2025	Temp Banner	614 HOSPITAL AV
2026009	1/20/2026	Temporary Advertising	Mikel Brathwaite	1/20/2026	Temp Banner Flag	845 BLOWING ROCK BV
2025294	11/6/2025	Temporary Advertising	Waterlife Church	11/6/2025	Temp Banner 2 x 6	1007 MORGANTON BV
2025298	11/12/2025	Temporary Advertising	Jauí Prathem	11/12/2025	Temp Banner	830 CONNELLY SPRINGS RD
2025317	11/25/2025	Temporary Advertising	Mary Roesch	11/25/2025	Temp Banner	110 NUWAY CR

2025318	11/26/2025	Temporary Advertising	Matthew Stamper	11/26/2025	Temporary Banner to drive awareness and business in front of strip mall with approximate size of 8'x4'.	405 BLOWING ROCK BV
Zoning Verification Group Count: 12						
2025299	11/13/2025	Zoning Verification	Wendy Jones	11/13/2025	Zoning Verification	1007 FALCON CT
2025300	11/13/2025	Zoning Verification	Wendy Jones	11/13/2025	Zoning Verification	405 CONNELLY SPRINGS RD
2025301	11/13/2025	Zoning Verification	Wendy Jones	11/13/2025	Zoning Verification	1008 FALCON CT
2025302	11/13/2025	Zoning Verification	Wendy Jones	11/13/2025	Zoning Verification	1005 CIVIC CT
2025303	11/13/2025	Zoning Verification	Wendy Jones	11/13/2025	Zoning Verification	1003 CIVIC CT
2025312	11/24/2025	Zoning Verification	Vicki Treadwell	11/24/2025	Daycare Zoning Verification	2126 HAVEN CR
2025305	11/17/2025	Zoning Verification	Armada Analytics, Inc	11/17/2025	Zoning Verification	1095 CEDAR HILLS CT
2025306	11/18/2025	Zoning Verification	Alex Moss and Bethany Findley	11/18/2025	Zoning Verification	226 MCLEAN DR
2026002	1/5/2026	Zoning Verification	Peter Clark	1/5/2026	Zoning Verification	419 FOLK ST
2026013	1/23/2026	Zoning Verification	Jorge Euceda	1/23/2026	Indoor Soccer Field	511 CREEKWAY DR
2025337	12/10/2025	Zoning Verification	Mohammad Khashashneh	12/10/2025	Used Car Dealership ZV	1080 NORTH MAIN ST
2025334	12/8/2025	Zoning Verification	Rita Cheek	12/8/2025	Zoning Verification	1962 BLOWING ROCK BV

01/28/2026